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**S-2351**  
**ELLIOTT INDUSTRIAL PARK SUBDIVISION**  
**Belated Primary Approval Extension Request**

**STAFF REPORT**  
**March 1, 2012**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

The owner/developer, JIRO LLC (Jim Andrew, represented by John Nagy with TBIRD Design Services), is making a belated request to extend the original conditional primary approval (granted on January 17, 1996 – expired January 17, 2001) by asking for six consecutive 2-year extensions. This would reactivate the approval to January 17, 2013. The original preliminary plat covers an 8-lot industrial subdivision on 17.446 acres, located at the southeast corner of Brady Lane and Concord Road, in Lafayette, Wea 3(SE)22-4.

At its February 15<sup>th</sup> meeting, the Area Plan Commission voted to authorize this belated request.

**STAFF COMMENTS**

Before the primary approval expiration in 2001, construction plans were approved for the entire site and two lots were recorded in two final plats, all by 2000. Much has happened on and near this site in sixteen years – Henry Poor Lumber relocated on the north 10 acres of the site, Mid-Land Meals was built on Lots 2 and 3, a major drainage project was installed including new bridges over the Elliott Ditch, and both streets fronting the subdivision have been rebuilt. According to our files the on-site “private” storm, sanitary and water mains were all installed and approved by 1998. Staff recently consulted with the Lafayette City Engineer’s office to verify that there are no infrastructure concerns.

Generally staff reviews all primary approval extension cases (including the “belated” requests) by two guide lines: 1) Has the subdivision progressed under the original approval (i.e. construction plans approved and improvements installed for the section of the plat that has expired)?; and 2) Would the development need to make changes based on any ordinance amendments? In this case, staff believes Elliott Industrial Park Subdivision passes both conditions.

**STAFF RECOMMENDATION:**

Approval of six 2-year extensions contingent on any applicable conditions of the original primary approval. If approved, this would extend the primary approval to January 17, 2013.

*(The following are the original conditions for primary approval for S-2351.)*

A. Conditions

1. "No Vehicular Access" statements shall be platted along the Brady Lane and Concord Road right-of-way lines, as shown on the preliminary plat. These

restrictions shall be included in the subdivision covenants as enforceable by the Area Plan Commission and irrevocable by the lot owners.

2. At the time of secondary approval, if there is a mortgage on this property, a release from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
3. The sanitary sewer and water plans shall be approved by the City of Lafayette, as part of the construction plans.
4. The fire hydrants shall be approved by the "Wea" Township Fire Department. Plans for the actual placement of the hydrants shall be approved by the City in cooperation with the Fire Department, as part of the construction plans.
5. An Erosion and Sediment Control Plan meeting the requirements of 327 I.A.C. 15-5 shall be submitted to both the Tippecanoe County Soil and Water Conservation District and the County Drainage Board. The Drainage Board must approve the storm water management plan, including the Erosion and Sediment Control Plan, in writing. The approval and plan must be incorporated in, and made a part of, the construction plans.
6. The purpose, ownership and maintenance of Outlot "A" shall be included in the subdivision covenants.
7. All existing easements, covenants or restrictions shall be shown on the final plat(s) and referenced with the corresponding recording information (Document Number and date recorded).
8. An overall utility coordinating sheet shall be included in the construction plans. This utility sheet shall be approved and signed-off by the non-government utility companies.
9. All required setbacks shall be shown on the final plat(s).
10. The Lafayette City corporation line must be shown on the final plat.
11. The Regulatory Flood Elevation and Boundary for the Elliott Ditch Flood Plain shall be described and shown on the final plat. The final plat must also include a certification of the areas of the plat that are at or above the Regulatory Flood Elevation (100 year flood elevation), as specified in the Unified Zoning Ordinance, Section 2.4.
12. The street addresses and County Auditor's Key Number shall be shown on the final plat.